



When is a building permit necessary?

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure needs to apply for a building permit. Permits are also needed with installations, removal or repair to gas, mechanical or plumbing systems. For more information on this refer to Section 105 of the Florida Building Code.

Emergency repairs: Emergency repairs can be completed prior to the permit approval; however, a building permit is required to be submitted to the Building Department on the next business day.

What does NOT require a building permit?

MINOR REPAIRS:	Ordinary minor repairs may be made <u>without</u> a building permit, provided the repairs do not include: the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.
GENERAL REPAIRS:	<ul style="list-style-type: none">▪ Painting, papering, flooring, and similar finish work.▪ Cabinetry▪ Repair of Toilets, Sinks and Faucets▪ Appliance Replacement (plug in)▪ Home Playgrounds